

018.0

0005

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / 830,500 /

Total Parcel 830,500

USE VALUE:

830,500 /

830,500

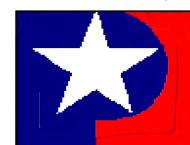
ASSESSED:

830,500 /

830,500

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY


Patriot
Properties Inc.

No	Alt No	Direction/Street/City
2		ELIOT RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	JACOBS ANDREW P/MELISSA A	
Owner 2:		
Owner 3:		

Street 1: 2 ELIOT RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: TANGLERTPAIBUL JARTCHAWAN -

Owner 2: BENVENUTTI LAURA -

Street 1: 2 ELIOT RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,233 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1742 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7233		Sq. Ft.	Site		0	85.	0.88	2									541,440						541,400	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	7233.000	289,100													12872
															GIS Ref
															GIS Ref
															Insp Date
															11/02/13

Total Card 0.16605 Parcel ID 018.0-0005-0001.0

Total Parcel 0.16605

Source: Market Adj Cost Total Value per SQ unit /Card: 476.81 /Parcel: 476.8

Land Unit Type: Land Unit Type:

!1535!

PRINT

Date	Time
12/10/20	17:07:01

LAST REV

Date	Time
01/17/18	07:34:55

1535

ekelly

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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TANGLERTPAIBUL	1250-197		4/16/2002		445,000	No	No		
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MURPHY IRENE/ET	1177-86		9/16/1997		290,000	No	No	Y	
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BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
------	--------	---------	--------	-----	------------	----------	------------	---------	------	--------	----	------

11/2/2013	MEAS&NOTICE	BS	Barbara S
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4/8/2009	Meas/Inspect	189	PATRIOT
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7/29/2002	MLS	MM	Mary M
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11/6/1999	Meas/Inspect	243	PATRIOT
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Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH							
Type: 6	- Colonial		Full Bath: 1	Rating: Average		PDAS. OF=SINK IN BMT.										
Sty Ht: 2	- 2 Story		A Bath: 1	Rating: Very Good												
(Liv) Units: 1	Total: 1		3/4 Bath:	Rating:												
Foundation: 1	- Concrete		A 3QBth	Rating:												
Frame: 1	- Wood		1/2 Bath: 1	Rating: Average												
Prime Wall: 4	- Vinyl		A HBth:	Rating:												
Sec Wall: 8	- Brick Veneer	50%	OthrFix: 1	Rating: Average												
Roof Struct: 1	- Gable		OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl		Kits: 1	Rating: Average		1st Res Grid Desc: Line 1 # Units: 1										
Color: WHITE			A Kits:	Rating:		Level FY LR DR D K FR RR BR FB HB L O										
View / Desir: k	- Kelwyn Manor		Fpl: 1	Rating: Average		Other										
GENERAL INFORMATION			WSFlue:	Rating:		Upper										
Grade: C	- Average		CONDO INFORMATION			Lvl 2										
Year Blt: 1939	Eff Yr Blt:		Location:			Lvl 1										
Alt LUC:	Alt %:		Total Units:			Lower										
Jurisdct: G11	Fact: .		Floor:			Totals			RMs: 6	BRs: 3	Baths: 1	HB: 1				
Const Mod:			% Own:			REMODELING			RES BREAKDOWN							
Lump Sum Adj:			Name:			Exterior:			No Unit	RMS	BRS	FL				
INTERIOR INFORMATION			DEPRECIATION			Interior:			1	6	3	M				
Avg Ht/FL: STD			Phys Cond: AV	- Average	31.	Additions:										
Prim Int Wall: 2	- Plaster		Functional:			Kitchen:										
Sec Int Wall:			Economic:			Baths:										
Partition: T	- Typical		Special:			Plumbing:										
Prim Floors: 3	- Hardwood		Override:			Electric:										
Sec Floors:			Total: 31			Heating:										
Bsmnt Flr: 12	- Concrete					General:										
Subfloor:			CALC SUMMARY			Totals			1	6	3					
Bsmnt Gar:			COMPARABLE SALES													
Electric: 3	- Typical		Rate			Parcel ID	Typ	Date	Sale Price							
Insulation: 2	- Typical															
Int vs Ext: S			Const Adj.: 1.01489842													
Heat Fuel: 2	- Gas		Adj \$ / SQ: 170.910													
Heat Type: 1	- Forced H/Air		Other Features: 101612													
# Heat Sys: 1			Grade Factor: 1.00													
% Heated: 100			NBHD Inf: 1.00000000													
Solar HW: NO			NBHD Mod:													
% Com Wall:			LUC Factor: 1.00													
MOBILE HOME			Adj Total: 419002													
SPEC FEATURES/YARD ITEMS			Depreciation: 129891													
PARCEL ID 018-0-0005-0001.0			Depreciated Total: 289111													
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	16X8	F	AV	1960	0.00	T	40	101					
More: N	Total Yard Items:	Total Special Features:						Total:								